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AUDIT

NEBRASKA DEPARTMENT OF
PROPERTY ASSESSMENT & TAXATION

July 8, 2005

STANTON COUNTY AUDIT

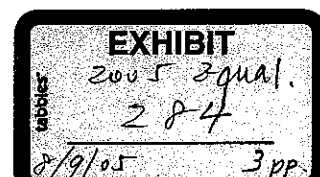
On or before August 1 of each year, the Property Tax Administrator shall certify to the Tax Equalization and Review Commission that any order issued, pursuant to Section 77-5028, of Nebraska Revised Statutes (Reissue 2003), was implemented by the County Assessor.

Order

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED:

1. The value of the Location: Urban, Suburban, Rural, Strata 2 Suburban subclass of residential real property in the County shall be increased 5.67%.
2. This ordered adjustment shall be applied to all Location: Urban, Suburban, Rural: Strata 2 Suburban residential property in the County, including both land and improvements.
3. No adjustment by a percentage by the Commission shall be made to the values of the commercial and industrial class of real property in the County, or a subclass thereof, for tax year 2005.
4. No adjustment by a percentage by the Commission shall be made to the values of the agricultural and horticultural land class of real property not receiving special valuation in the County, or a subclass thereof, for tax year 2005.
5. These Findings and Orders shall be served on the Property Tax Administrator of the State of Nebraska, via personal delivery, and the Colfax County Assessor, the Colfax County Clerk, the Chairperson of the Colfax County Board of Supervisors and the Colfax County Attorney, on or before May 15, 2005, via Certified United States Mail, return receipt requested, as required by Neb. Rev. Stat. §77-5028 (Cum. Supp. 2003).
6. On or before June 5, 2005, the Colfax County Assessor shall recertify the County Abstract of Assessment to the Property Tax Administrator, which Abstract shall reflect that the specified changes have been made as required by Neb. Rev. Stat. §77-5029 (Reissue 2003).

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7. The Property Tax Administrator shall audit the records of the Colfax County Assessor to determine whether this Order was implemented, as required by Neb. Rev. Stat. §77-5029 (Reissue 2003).
8. On or before August 1, 2005, the Property Tax Administrator shall certify to the Commission that this Order either was or was not implemented by Colfax County, as required by Neb. Rev. State. §77-5029 (Reissue 2003).

An audit was conducted on June 9th in Stanton County. Twenty samples were chosen at random. Stanton County adjusted their file electronically. Record cards were pulled at random. The 2005 final values were transferred to the record cards. Attached is a table illustrating the changes made to the properties randomly selected. Slight variation in the percentage increased can be attributed to rounding.

Based on the outcome of the audit, it is the opinion of the Department of Property Assessment & Taxation that the Stanton County Assessor implemented the Order as specified.

The Assessor filed an amended abstract as required by the order.

Pursuant to Neb. Rev. Stat. §77-5029 (Reissue 2003) the Property Tax Administrator shall audit the records of the county assessor to determine whether the orders were implemented. Therefore it is concluded from the random sampling that Stanton County has implemented the orders issued by the Tax Equalization and Review Commission and the value of the urban subclass of commercial and industrial real property in the County was increased by 5.67%.

Liaison Signature Barb Oswald Date July 8th, 2005

BURT COUNTY RESIDENTIAL PROPERTY												
SUBURBAN RESIDENTIAL LOCATION "2"												
URBAN CLASS												
Loc ID #	Before TERC Action			After TERC Action			Land	Hse Imp.	Out Bldg	Total	% Chng	
	Land	Hse Imp.	Out Bldg	Total	Land	Hse Imp.						
1	5603966	9480	51835	0	61315	10020	54775	0	64795	5.68		
2	5604133	7505	63205	0	70710	7930	66790	0	74720	5.67		
3	5604205	5810	60690	0	66500	6140	64130	0	70270	5.67		
4	5604382	11025	74810	0	85835	11650	79050	0	90700	5.67		
5	5604538	615	0	0	615	650	0	0	650	5.69		
6	5603907	16355	43200	0	59555	17280	45650	0	62930	5.67		
7	5604010	6740	53605	0	60345	7120	56645	0	63765	5.67		
8	5604201	4680	66910	0	71590	4945	70705	0	75650	5.67		
9	5604297	8640	59420	0	68060	9130	62790	0	71920	5.67		
10	5604411	7460	92195	0	99655	7885	97420	0	105305	5.67		
11	5604414	6965	102645	0	109610	7360	108465	0	115825	5.67		
12	5604442	8365	91625	0	99990	8840	96820	0	105660	5.67		
13	1679.35	15915	45000	0	60915	16815	47550	0	64365	5.66		
14	1770	5350	66475	0	71825	5655	70245	0	75900	5.67		
15	1774	5350	82840	0	88190	5655	87535	0	93190	5.67		
16	1310.06	32550	103245	0	135795	34395	109100	0	143495	5.67		
17	1310.18	32550	0	0	32550	34395	0	0	34395	5.67		
18	1313.25	46500	126000	0	172500	49135	133145	0	182280	5.67		
19	1313.34	46500	166985	0	213485	49135	176455	0	225590	5.67		
20	1310.01	17480	192550	0	210030	18470	203465	0	221935	5.67		
Rounding causes the % change to differ a point, the county electronically implemented a 5.67% increase to the land and the house.												